

City of Taylorsville
Planning Commission Meeting Minutes
August 14, 2018
Pre-meeting – 6:30 p.m. – Regular Session – 7:00 p.m.
2600 West Taylorsville Blvd – Council Chambers

Attendance:

Planning Commission


Lynette Wendel – Chair
John Warnas – Vice Chair - Excused
Anna Barbieri - Excused
Justin Peterson
Don Quigley
Kent Burggraaf

Community Development Staff

Mark McGrath – Director of Community Dev
Angela Price – Associate Planner
Amanda Roman – Associate Planner - Excused
Stephanie Shelman – Deputy City Attorney
Jean Gallegos – Admin Ass/Recorder


PUBLIC: Becky Scholes, Ernest Burgess, David Young

WORK MEETING

1. **Mr. McGrath** introduced the new Planning Commission member (alternate), Rebecca (Becky) Scholes, and announced the reappointment of Commissioner Quigley for another term and appointment of Commissioner Peterson as the Commissioner representing District 5 (At Large). **Mr. McGrath** then reviewed the Agenda as consisting of approval of the Minutes from previous meetings on the Consent Agenda, and Item #3, a public hearing for a recommendation to the City Council for a Text Amendment to the Taylorsville Land Development Code. He explained Item #3 is a very difficult, complicated issue and is the most important section of the Land Development Code. He advised that the process tonight would be to just review the contents and solicit any input the Commissioners may have. He explained the table and how it works. He also discussed in general the main commercial sites in Taylorsville.  6:54 PM (The work session was recorded)

WELCOME: **Commissioner Wendel** opened the meeting and explained the process to take place this evening.

CONSENT AGENDA

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2. Review/approval of Minutes for June 12, 2018 and July 10, 2018.  7:09 PM
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MOTION: **Commissioner Quigley** - I move for approval of the Consent Agenda consisting of the Minutes for June 12, 2018 and July 10, 2018.

SECOND: **Commissioner Peterson**

VOTE: **Commissioner Quigley** – AYE, **Commissioner Peterson** – AYE, **Commissioner Burggraaf** – AYE, **Commissioner Wendel** - AYE

TEXT AMENDMENT

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3. 12Z18 - Recommendation to the City Council for a Text Amendment to the Taylorsville Land Development Code, Section 13.07.020 – Permitted Land Use Matrix by the Residential Districts, and Section 13.08.020 Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed-Use, Transit Corridor, and Research and Development Districts. (Mark McGrath/Community Development Director)
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3.1 **Mr. McGrath** presented this item. He outlined Staff's logic in undertaking this difficult task was mainly to bring consistency within Chapter 13, especially between Chapters 13.07 and 13.08 and with regard to duplications within Chapter 11 and to make sure there were no duplications in other chapters, to simplify and eliminate unnecessary types of antiquated uses and to remove uses that do not belong in the land use section. This would also involve generally simplifying the zoning map and consolidating commercial types of zoning and explained the different types of commercial zones. Staff is also interested in streamlining the residential land uses. Staff would like to make each of those categories more general in nature rather than as specific as they now are. Staff is proposing to add adult, elderly commercial day care and put medical issues under one category. One other change is for mini-storage facilities, wherein they would not be permitted in shopping center locations. Three areas of concern to be worked on are issues with alcohol, animals and bed and breakfasts. The ultimate goal is to match all issues with the corresponding sections in Taylorsville Code and State Statute. There was a lot of discussion between the correlation between Chapters 11 and 13. **Mr. McGrath** reviewed most of the table line by line and Commissioners gave Staff their input.

3.1.1 **Mr. McGrath** was describing Ancillary Commercial and **Commissioner Burggraaf** asked if it is a permitted use, then why make them come in at all. **Mr. McGrath** advised that the applicants still must conform to the City standards such as parking, landscaping, etc., it just doesn't have to go through any kind of additional entitlement process such as coming before the Planning Commission. **Commissioner Burggraaf** said that was inherent in the law that they must comply with all those things and that is why he wondered why they must go through an administrative step at all. Kind of like there are thousands of laws on the books for the State of Utah and they don't make someone come in, more like they are monitored for compliance, such as Code Enforcement does as opposed to an administrative step.

3.1.2 **Mr. McGrath** said that if a person comes in and proposes to build for example a 7-II in a Regional Commercial Zone, which is permitted, there would be no way to insure that they conform to laws of the City if they don't go through some sort of process. **Commissioner Burggraaf** thought that would be taken care of through the building permit process. **Mr. McGrath** said the problem with that is the building official knows nothing about zoning. **Commissioner Burggraaf** said that was correct but if there were concerns he could refer it over for Code Enforcement. **Mr. McGrath** said that is essentially what is done – everything that comes into the office, the first step is to run it through the Planning Department and they look at this table and see what type of application it falls under. If it is a permitted use that is what we do but still have a regulatory process to go through, such as reviewing the site plan before it can go to the building department.

3.1.3 **Commissioner Burggraaf** said that the site plan for construction of a building is one thing where an application process is appropriate but in his opinion some types of applications should not need that type review. He then asked if there were a fee charged for each different step in the process, to which **Mr. McGrath** replied there was. **Commissioner Burggraaf** felt that was saying something is permitted but there is still a fee charged. **Mr. McGrath** said everything thing that comes into the office must be staffed at some point and if there is no fee associated with it, it means the general public of Taylorsville is paying for it.

3.1.4 **Commissioner Quigley** felt that was a good thing because it gets people off on the right foot rather being hit with the fee further down the road. It would be easier to do up front. For that reason he was very supportive of the matrix table being proposed.

3.1.5 **Mr. McGrath** added that Staff uses the land use tables for two different things – one is if something is being built, which is obviously more complicated than if someone just comes in for a business license for example. If someone is starting a business in an existing building they want to open, just for example, a sexually oriented business in an existing strip mall – again the very first thing that happens that business license application goes to the Planning Department. The Planning Department looks at these tables to see if it is permitted or not. If it is permitted the Planning Department signs off on it and there is no type regulatory approval. However, if a building is being built, even if it is a permitted use, there are


many other things that must be looked at such as parking, landscaping, access, circulation, architectural design standards, etc. That is the same whether permitted or conditional. **Commissioner Burggraaf** commented that it is mainly for a structure, a site plan or change of landscape. He then noted there were not many permitted uses in the residential area. **Mr. McGrath** said that was correct and is why Staff doesn't want businesses in residential areas.

3.1.6 **Ms. Price** added that the other piece of this is while the Planning Department is reviewing the site plan for permitted use, there are many other people who also must look at those, depending on what the request is for i.e. Taylorsville-Bennion Improvement District, UDOT, Unified Fire Authority and other outside entities. Therefore, if Planning does not properly go through the site plan process and went straight to a building permit, there would be easement and access issues, etc.

3.1.7 **Commissioner Burggraaf** said his only point was that there are very few permitted uses. and if the City uses the land use table to say that the listed uses are the only ones permitted or the reverse which would be everything is permitted unless it is listed as something else there may be a problem. **Mr. McGrath** said there will be a statement included that says if it is not identified in the table it is not permitted, unless there can be some type of logical connection to one of the other ones. There might be two different standards where the Community Developer Director has the authority to say something like in the land use table a two-legged item is okay but a three-legged item is not. But could also say a two-legged and a three-legged item are the exact same thing and can be classified as a two-legged. However, the Director would still have the option of sending it to the Planning Commission if he felt the difference was great. His point was that there would be a statement to that effect built in to the table.

3.1.8 **Commissioner Burggraaf** said that made sense but there was a lot of items listed as not being permitted. **Mr. McGrath** said that was because it would be impossible to identify every single land use that is available. **Commissioner Burggraaf** suggested that because some things are being listed as not permitted and just letting the public assume that other things are not permitted because they are not listed and he felt a legal review should be done on that issue before this goes forward to the City Council.

3.1.9 **Mr. McGrath** thanked Commission Burggraaf for bringing that up. He also thanked all the Commissioners for their participation in this review and said that Staff would incorporate their input into the final document, which probably would be brought back before the Commission on August 28, 2018.

 8:15 PM


3.2 **Commissioner Wendel** opened the public hearing and since no one came forward to speak, she closed the public hearing and opened the meeting up for discussion or a motion by the Commission.

3.3 **MOTION: Commissioner Burggraaf – I will make a motion to postpone the Planning Commission's recommendation to the City Council for File 12Z18 to the next meeting on August 28, 2018.**


SECOND: Commissioner Peterson

VOTE: Commissioner Quigley – AYE, Commissioner Peterson – AYE, Commissioner Burggraaf –

AYE, Commissioner Wendel – AYE  8:19 PM

CITY COUNCIL MEETING: **Commissioner Quigley** indicated he attended both meetings and gave reports on each. **Commissioner Peterson** said he was not able to attend the August 15th meeting and asked that someone cover that for him.  8:20 PM

DISCUSSION: **Commissioner Wendel** brought up the fact that she has noticed that pan handlers are again in place at the Shopko entrance to Redwood Road. She also wondered if there were any problems being encountered with the Hotel in that area lately. **Mr. McGrath** said that there still is some, but it is not nearly as bad as it was a year ago, so progress is being made gradually. **Commissioner Quigley** commented that the homeless issue is pushing

shelter residents further out from Salt Lake City, which might end up being a problem in Taylorsville. **Mayor Overson** addressed the Commission and said as part of her vision and planning for Taylorsville, she is asking citizens to respond to her with what Taylorsville means to them, how to identify the City and set it apart from other cities. In other words, how to sell the good points of the City to make it a destination choice and make its presence known to the masses. She said she would love to receive input on this from the Planning Commissioners.  8:29

ADJOURNMENT: By motion of **Commissioner Peterson**, the meeting was adjourned at 8:30 p.m.

Respectfully submitted by:

Jean Gallegos, Assistant and Recorder for the
Taylorsville City Planning Commission

Approved in meeting held on August 28, 2018.